



# City of Santa Barbara

## Planning Division

### NOTICE OF EIR PREPARATION/ NOTICE OF ENVIRONMENTAL SCOPING HEARING

Date: January 24, 2008

To: State Clearinghouse  
City Clerk  
Clerk of the Board  
Neighbors and Interested Parties

From: Planning Division  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990  
(805) 564-5470

**Project Title:** "Paseo de la Playa Project"

**Project Location:** The "Project" consists of the development of three distinct sites, referred to as "Site 1", "Site 2" and "Site 3", located near the intersection of Garden and Yanonali Streets in the City of Santa Barbara. In total, the sites contain approximately 7.79 acres of land. The project sites are in the East Beach neighborhood of the City of Santa Barbara and are bounded by Highway 101 to the north, Laguna Channel to the east, the Union Pacific Railroad tracks to the south, and Santa Barbara Street to the west.

Site 1 totals 4.52-acres, is commonly referred to as 101 Garden Street, and is located at the southwest corner of Garden and Yanonali Streets.

Site 2 totals 0.23 acre, is commonly referred to as 222 Santa Barbara Street, and is located on Santa Barbara Street, between Highway 101 and Yanonali Street.

Site 3 totals 3.04 acres, is commonly referred to as 301 East Yanonali Street, and is located at the northeast corner of Garden and Yanonali Streets.

**Project No.:** MST2006-00210

**APNs:** Site 1: 017-630-008, -009, -018, -021, -024 and -027.  
Site 2: 017-021-007 and 031.  
Site 3: 017-630-005.

**General Plan:** Site 1: Hotel and Related Commerce II / Residential - 12 du/ac.  
Site 2: Hotel and Related Commerce II / Residential - 12 du/ac.  
Site 3: Industrial.

**Zone(s):** Site 1: HRC-2 Hotel and Related Commerce / S-P-2 Specific Plan No. 2 (Cabrillo Plaza Project) / S-D-3 Special District 3 (Coastal Overlay Zone)  
Site 2: OC Ocean-Oriented Commercial / S-D-3 Special District 3 (Coastal Overlay Zone).  
Site 3: M-1 Light Manufacturing / S-P-2 Specific Plan No. 2 (Cabrillo Plaza Project) / S-D-3 Special District 3 (Coastal Overlay Zone).

**Public Scoping Hearing:** **Thursday, February 7, 2008**, City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street. \*Note time below.

**Project Description:** The project would result in the redevelopment of three distinct sites located between Highway 101 and the Waterfront, in the East Beach neighborhood of the City of Santa Barbara, resulting in a total of 108 residential units and 44,558 square feet (net) of commercial development. Anticipated uses in the

commercial development include a market, restaurant, mini-storage and service commercial uses.

Major elements of the project include:

*Site 1*

- Demolition of all existing development on site, including approximately 11,320 square feet of building area.
- Construction of 91 residential condominiums (260,008 net square feet). Twenty of these units are density bonus units, of which 14 would be affordable to middle-income homebuyers and 6 of which would be affordable to upper middle-income homebuyers. The units are clustered in two and three story buildings (maximum height is 45 feet) over parking that is provided underneath a structural podium. Unit sizes range from 878 to 2,750 net square feet. Unit totals are: 45 two-bedroom units, 34 three-bedroom units, and 12 four-bedroom units.
- Construction of a 672 square foot (net) Community Center.
- Construction of a community pool.
- Covered parking for 205 cars with 110 of those stalls provided in private garages. Of these 205 stalls, 4 are accessible stalls and 18 are provided as tandem stalls.
- Landscaping of the site, including a bioswale along the northeast portion of the site.
- Vehicular access is provided via three driveways, one each on Garden Street, Yanonali Street and Santa Barbara Street.
- Estimated earthwork includes 16,800 cubic yards (c.y.) of cut and 18,500 c.y. of fill, requiring 1,700 c.y. of imported soil.

*Site 2*

- Demolition of the two existing single-family residences.
- Construction of an approximately 14,090 square foot three-story building (maximum height is 36'-6"), containing 16 affordable residential apartments (8 studio units and 8 one-bedroom units), 12 garage parking stalls and common areas. Unit sizes range from 432 to 471.5 square feet for the studio units, and 551 to 577 square feet for the one-bedroom units.
- Estimated earthwork includes 500 (c.y.) of cut and 1,530 c.y. of fill, requiring 1,030 c.y. of imported soil.

*Site 3*

- Construction of a 46,103 square foot three-story commercial structure (maximum height is 39 feet), including one residential unit (manager's apartment). Proposed building uses include a market, retail space, a restaurant, office space, mini-storage units, and a manager's office.
- Uncovered, at-grade parking for 140 cars.
- Vehicular access provided via two driveways along Yanonali Street.
- A vegetated swale along the northern property boundary.
- Native plant restoration area within the 25-foot setback from the top of bank of Laguna Channel (along the east side of the site).
- Estimated earthwork includes 3,500 c.y. of cut and 5,400 c.y. of fill, requiring 1,900 c.y. of imported soil.

The **City of Santa Barbara** will be the Lead Agency and will prepare an Environmental Impact Report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

**EIR Scope of Analysis:** The proposed EIR scope of analysis would include evaluation of project environmental effects associated with **traffic/circulation, public services (sewer), hazards, archaeological resources and visual/aesthetic impacts**. An Initial Study, describing potentially significant transportation, air quality and visual impacts as well as potentially significant, but mitigable, and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov).

**Comments:** Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than February 25, 2008, at 5:00 p.m.** Please send your written comments to the attention of Allison De Busk, Project Planner, at the above address.

**Public Hearing:** An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, February 7, 2008**.

**AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

\* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, February 4, 2008, an Agenda with all items to be heard on Thursday, February 7, 2008, will be available at 630 Garden Street. Agendas and Staff Reports are also accessible online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc) Environmental documents can be viewed at [www.SantaBarbaraCa.gov/eir](http://www.SantaBarbaraCa.gov/eir)

\* **Agenda items are subject to change.** It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

*This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*

**Signature:**   
Allison De Busk, Project Planner

**Telephone:** (805) 564-5470

